



**City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
June 11, 2015 - 6:00 p.m.**

Meeting Agenda

NCGS § 143-318.17 Disruption of official meetings

**A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.
(1919, c. 655, s 1; 1993, c. 539, s. 1028; 1994, Ex. Sess., c. s. 14 (c).)**

Action may be taken on agenda items and other issues discussed during the meeting

I. Call to Order

- a) Pledge of Allegiance
- b) Invocation
- c) Welcome Guests and Visitors

II. Approve and/or Amend Agenda

III. Consent Agenda

Approve the April 27, 2015 Regular Meeting Minutes

IV. Public Hearing

Protocol for Public Hearing for Items 1 thru 6

- a) **Open Planning & Zoning Board Public Hearing*** (*Planning & Zoning Board Chair, Lynn Kennedy*)
- b) **Staff Presentation** (*Interim Planning Director, Marc Allred*)
- c) **Public Comment**
 - (1) For the request
 - (2) Against the Request
 - (3) Other Public Comments
- d) **Staff Recommendation on Items 1 thru 6.**
- e) **Close Planning & Zoning Board Public Hearing** (*Planning & Zoning Board Chair, Lynn Kennedy*)

- f) **Planning Board Discussion** (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)
- g) **Planning Board Recommendation** (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)

Public Hearing

1. **To Consider Rezoning to PIN #s 6797445044, 6797432413, & 6797433047 on NC Hwy 62:** These three parcels are already partially zoned as R-12. The request is to zone the entire three properties R-12.
2. **Removal of the Overlays:** The request is to remove the Gateway, Old Town, and Surrett Drive Overlays due to the strict restrictions it has on growth throughout the City's corridors, and for the confusion it causes the public. City of Trinity is considering placing the restrictions that it wants under the zoning districts themselves instead of in an overlay.
3. **Remove Multi-Family Residential District & Village Center Zoning District:** The Multi-Family Residential District is a zoning district that no longer exists. Village Center Zoning District request is to change the vision of having a Village Center due to its growth being along the highway and not a central downtown.
4. **Add General Zoning Requirement tables underneath each zone:** To help simplify the Zoning Ordinance. Under each zone will be some general zoning categories that will help point residents and developers into the right direction.
5. **Change Car Wash Options in Permitted Uses Table:** Change drive through car wash options from Permitted Use in Highway Commercial to Special Use Permit.
6. **Remove Highway Commercial from Curb and Gutter and modify RM-U to Valley Curbs.**

V. Business from Staff for the Planning & Zoning Board

1. Code Enforcement Report (Interim Planning Director Allred)
2. Permits Report (Interim Planning Director Allred)

VI. Comments from Staff

VII. Comments from Board

VIII. Planning & Zoning Board Adjournment (*Planning & Zoning Board Chair, Lynn Kennedy Presiding*)